

IN RE:	PETITION FOR SPECIAL HEARING	*	BEFORE THE
	W/S West Liberty Road, 338' NE		
	of the c/l of Harris Mill Road	*	DEPUTY ZONING COMMISSIONER
	(21304 and 21308 W. Liberty Road)		
	7th Election District	*	OF BALTIMORE COUNTY
	3rd Councilmanic District		
		*	Case No. 93-289-SPH
	Richard W. Henning, et al		
	Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, Richard W. Henning and his son, David W. Henning. The Petition, as filed, requests approval to subdivide R.C. 4 zoned land with a gross area of less than 6 acres, into more than two parcels and to create two non-density parcels of less than 1 acre each in an R.C. 2 zone, as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Richard Walter Henning, one of the property owners, and Robert R. Wilson, Registered Land Surveyor. Dorothy D. Cromwell appeared and testified as a Protestant.

Testimony indicated that the subject property, known as 21308 West Liberty Road, consists of 10.78 acres, more or less, split zoned R.C. 4 and R.C. 2, and is improved with a single family dwelling, two accessory sheds, and a graveyard. All existing improvements are located on the R.C. 2 zoned portion of the site which consists of approximately 5.73 acres, more or less. The R.C. 4 zoned portion of the site contains approximately 5.05 acres, more or less, and is unimproved. The Petitioners purchased the subject property in 1990 at which time, David Henning moved into the dwelling thereon. The Petitioners rented the surrounding acreage to a farmer for agricultural purposes, but ceased the farming operation earlier

ORDER RECEIVED FOR FILING
 Date 5/25/93
 By [Signature]



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

Date

3/03/93

H9300300

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

LAST NAME OF OWNER: JAGER

01A01#0026MICHRC
BA C002:25PM03-03-93

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-289-574

District 7th

Date of Posting 3/31/93

Posted for:

Special Hearing

Petitioner:

R. Henning & David Henning - R. Wilson & Assoc

Location of property:

W/S W/Liberty Rd., 3381 NE/Harris Mill Rd,
21304 - 21306A - 21306 W/Liberty Rd

Location of Signs:

Facing roadway, on property of Petitioner

Remarks:

Posted by

[Signature]
Signature

Date of return:

4/2/93

Number of Signs:

1

**NOTICE OF
ZONING COMMISSIONER'S
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the properties identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #93-289-SPH
(Item 299)
W/S W. Liberty Road, 338'
NE of c/l Harris Mill Road
Parcel A - 21304 W. Liberty Road

Proposed Lot 1 - 21304 W. Liberty Road
Proposed Lot 2 - 21304 W. Liberty Road
Proposed Lot 3 - 21306 W. Liberty Road
7th Election District
3rd Councilmanic
Legal Owner(s):
Richard W. Henning and
David W. Henning
Petitioner(s):
Robert R. Wilson
& Associates
Hearing: Monday,
April 19, 1993 at 9:00 a.m.
in Rm. 118, Old Courthouse.

Special Hearing to subdivide a R.C.-4 parcel with a gross area of less than 6 acres into more than 2 parcels and to create two non-density parcels less than 1 acre in a R.C.-2 zone.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

3/18, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/18, 1993.

THE JEFFERSONIAN,

S. Zebe Orlean

Publisher

~~\$112.88~~

\$72.63

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. _____

DATE April 2, 1993 ACCOUNT REC-1111

AMOUNT \$ 22.00

RECEIVED FROM: R W Hennigan

FOR: P+H ; 93-289-514, H/D 4/2/93

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/22/93

Robert R. Wilson
2841 Churchville Road
Churchville, Maryland 21028

RE: CASE NUMBER: 93-289-SPH (Item 299)
W/S W. Liberty Road, 338' NE of c/l Harris Mill Road
Parcel A - 21304 W. Liberty Road - Proposed Lot 1 - 21308 W. Liberty Road
Proposed Lot 2 - 21306A W. Liberty Road - Proposed Lot 3 - 21306 W. Liberty Road
7th Election District - 3rd Councilmanic
Legal Owner(s): Richard W. Henning and David W. Henning
Petitioner(s): Robert R. Wilson & Associates
HEARING: MONDAY, APRIL 19, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 72.63 is due for advertising and posting of the above captioned property and hearing date.

THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Forward your check for the above fee via return mail to the Zoning Office, (ZADM), County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please write the case number and hearing date on the check and make same payable to Baltimore County, Maryland. To avoid delay of the Zoning Commissioner's Order in your case, immediate attention to this matter is suggested.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

MAR. 11 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
OR
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-289-SPH (Item 299)
W/S W. Liberty Road, 338' NE of c/l Harris Mill Road
Parcel A - 21304 W. Liberty Road
Proposed Lot 1 - 21308 W. Liberty Road
Proposed Lot 2 - 21306A W. Liberty Road
Proposed Lot 3 - 21306 W. Liberty Road
7th Election District - 3rd Councilmanic
Legal Owner(s): Richard W. Henning and David W. Henning
Petitioner(s): Robert R. Wilson & Associates
HEARING: MONDAY, APRIL 19, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to subdivide a R.C.-4 parcel with a gross area of less than 6 acres into more than 2 parcels and to create two non-density parcels less than 1 acre in a R.C.-2 zone.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Richard and David Henning
Robert R. Wilson

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 14, 1993

Mr. Richard W. Henning
Mr. David W. Henning
21308 West Liberty Road
Parkton, MD 21120

RE: Case No. 93-289-SPH, Item No. 299
Petitioner: Richard W. Henning and
David W. Henning
Petition for Special Hearing

Dear Messrs. Henning:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 3, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

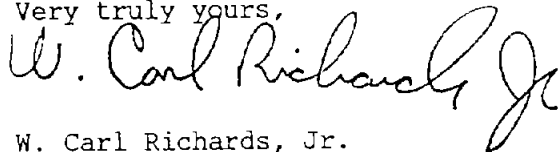


Zoning Plans Advisory Committee Comments
Date: April 16, 1993
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,



W. Carl Richards, Jr.
Zoning Coordinator

WCR:hek

Enclosures

cc: Mr. Robert Wilson
2841 Churchville Road
Churchville, MD 21028



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-11-99

**Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204**

**Re: Baltimore County
Item No.: + 299 (CAM)**

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

**John Contestabile, Chief
Engineering Access Permits
Division**

My telephone number is 410-333-1350

**Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 24, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 299, 305, 307, 309 and 310.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: _____

Jeffrey W. Long

Division Chief: _____

Paul Berns

PK/JL:lw

this year. The Petitioners are now desirous of subdividing the property to create four parcels consisting of three lots and a non-density parcel as more particularly described on Petitioner's Exhibit 1. Proposed Lot 1, which is zoned R.C. 2 in its entirety, would consist of 2.98 acres, more or less, and contain the existing improvements known as 21308 West Liberty Road. Proposed Lots 2 and 3 would consist of approximately 2.67 and 3.55 acres, respectively, and would be known as 21306-A and 21306 West Liberty Road. Each lot is proposed for development with a single family dwelling. Due to the irregular lot line which traverses proposed Lots 2 and 3, both lots will be split zoned R.C. 2 and R.C. 4. The R.C. 2 zoned portion of Lot 2 would contain 1.88 acres and all of the proposed improvements thereon. The R.C. 4 zoned portion of Lot 2, which would contain 0.79 acres, more or less, would be considered a non-density parcel of land for zoning purposes. That is, this 0.79 acre non-density parcel will have no improvements placed thereon and shall be used for agricultural purposes only. The R.C. 4 zoned portion of Lot 3, consisting of approximately 3.24 acres, more or less, will contain all of the proposed improvements thereon. The remaining .31 acres, zoned R.C. 2, will remain as non-density acreage, but for a small portion located in the northeast corner of said lot, consisting of approximately 0.13 acres, more or less, which is proposed to be used to provide a panhandle driveway for Lot 3. The fourth parcel, identified as Parcel A on Petitioner's Exhibit 1, would contain approximately 1.47 acres and the old graveyard. This 1.47 acre parcel is proposed to be conveyed as a non-density transfer to Mr. & Mrs. Norman W. Anderson, Jr., who reside immediately adjacent to the subject property at 21304 West Liberty Road. Testimony indicated that the Andersons have no rear yard and merely wish to acquire this land to provide additional space

ORDER RECEIVED FOR FILING

Date

By

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 25, 1993

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #299
Henning Property
Zoning Advisory Committee Meeting of March 15, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

The proposed subdivision will require that a Forest Buffer Easement be provided. This will require an approved wetland delineation and a steep slope analysis. This development must comply with the Forest Conservation Act. Both of these items may impact the location of the proposed houses and septic systems.

Soil percolation tests have been completed on proposed Lots 1, 2 and 3.

General comments for subdivision process with well and septic apply.

If 21304 W. Liberty Road DEED 6421/814 is part of the subdivision, provisions will have to be made to provide a suitable area for expansion/replacement of septic system.

JLP:rmp

HENNING/DCRMP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

MARCH 24, 1993

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RICHARD W. HENNING AND DAVID W. HENNING

Location: #21308 WEST LIBERTY ROAD

Item No.: + 299 (CAM) Zoning Agenda: MARCH 15, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

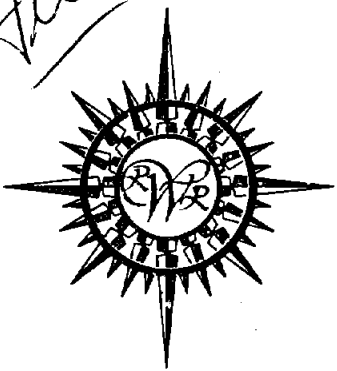
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: <u>Capt. Jerry Pfeiffer</u>	Noted and
Planning Group	Approved _____
Special Inspection Division	Fire Prevention Bureau

JP/KEKH



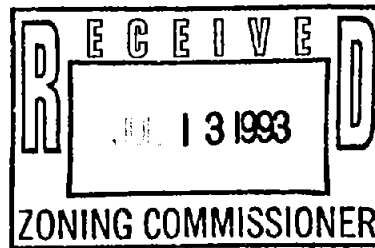
File



Robert R. Wilson
& Associates, Inc.

LAND SURVEYORS

2841 Churchville Road
Churchville, Maryland 21028
(410) 879-5505



July 9, 1993

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Case #93-289-BPH; Land of Richard W. Henning, et al

Dear Mr. Kotroco,

In response to your request, I am writing to you for an extension of the deadline of July 25, 1993 as stated on page 6 in your letter dated May 25, 1993 rendering your decision in the above captioned matter.

Our firm is in the process of co-ordinating the subdivision approval with the concerned Baltimore County Agencies and will complete the project as timely and efficiently as possible.

We feel an extension of 120 days or until November 25, 1993 would allow sufficient time to record the subdivision plat.

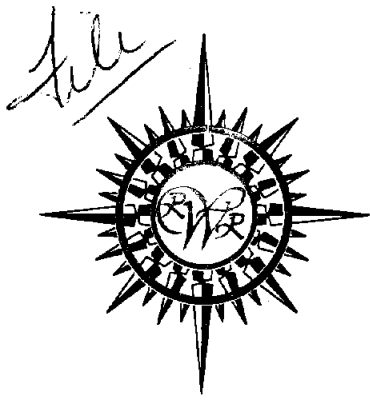
Should you have any questions, please give me a call at (410) 879-5505.

Thank you,

Robert R. Wilson
President

cc: file

*Extension Granted,
Timothy Kotroco
7/14/93*



ROBERT R. WILSON
& ASSOCIATES, INC.

LAND SURVEYORS

2841 CHURCHVILLE ROAD
CHURCHVILLE, MARYLAND 21028
(410) 879-5505

November 29, 1993

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Case #93-289-SPH; Land of Richard W. Henning, et al

Dear Mr. Kotroco,

In response to your request, I am writing to you for an extension of the deadline of November 25, 1993.

Our firm is in the process of co-ordinating the subdivision approval with the concerned Baltimore County Agencies and will complete the project as timely and efficiently as possible.

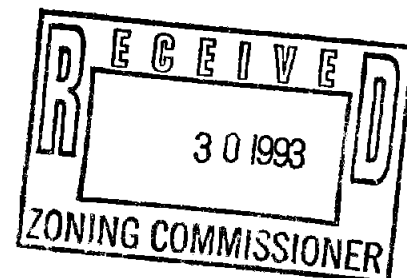
We feel an extension of 90 days or until February 25, 1994 would allow sufficient time to record the subdivision plat.

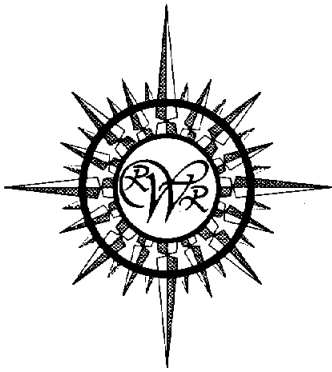
Should you have any questions, please give me a call at (410) 879-5505.

Thank you,

Robert R. Wilson
President

cc: file





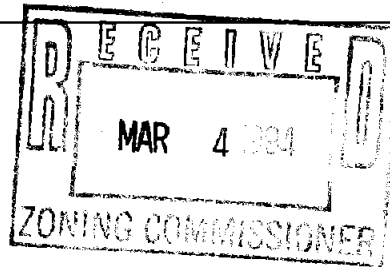
File

**ROBERT R. WILSON
& ASSOCIATES, INC.**

LAND SURVEYORS

P.O. Box 833
2408 Rocks Road
FOREST Hill, MD 21050

PHONE (410) 893-3700
FAX (410) 836-5375



February 23, 1994

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Case #93-289-SPH; Land of Richard W. Henning, et al

Dear Mr. Kotroco,

In response to your request, I am writing to you for an extension of the deadline to record the minor subdivision plat for the above noted project.

Our firm is in the process of co-ordinating the subdivision approval with the concerned Baltimore County Agencies and will complete the project as timely and efficiently as possible.

We feel an extension until June 30, 1994 would allow sufficient time to record the subdivision plat.

Should you have any questions, please give me a call at (410) 893-3700.

Your co-operation in this matter is greatly appreciated.

Thank you,

Robert R. Wilson
President

cc: file

*Granted,
TMK
3/4/94*

10/13/94
y
536-94
To: MSK
10/13/94 ucr
B at cashier

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

October 11, 1994

Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
Baltimore County Courts Office
401 Bosley Avenue
Towson, Maryland 21204

Re: 0.5 Acres; Located North Side of
West Liberty and Harris Mill Roads
D-7; TA #07-16-60055

Dear Mr. Jablon:

RECEIVED
OCT 13 1994
ZADM

We are writing to request an opinion from your office regarding the above listed property. Currently, we are representing the owner of the property who wishes to develop the lot for a single family dwelling. The property is constricted by spatial setback requirements from existing septic systems, property lines, and floodplains to the proposed dwelling, well, and septic areas.

Our client has contacted the adjacent land owner to the north and has made arrangements to purchase "Parcel A" of the Gorsuch Hills subdivision to utilize it for placement of the well to support a dwelling on his lot.

The Gorsuch Hills subdivision was previously the subject of Special Hearing Case #93-289-SPH which designated "Parcel A" as a non-density parcel. We therefore would request an opinion from your office regarding the utilization of "Parcel A" to support a well site for a dwelling on our client's property, and any implications the Zoning Hearing would have on that use.

We also are requesting an opinion on property line setback requirements for the dwelling on this lot. The lot was previously improved by a general store and a mill, of which one's foundation remains along the property lines on West Liberty Road and the property of Norman and Robyn Anderson. Current setback regulations, if enforced, would render the site unbuildable without a variance. The property has been held intact since 1958 and may possibly be subject to previous property line setbacks.

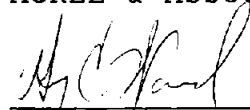
Letter to Mr. Arnold Jablon
Re: 0.5 Acres; Located North Side of
West Liberty and Harris Mill Roads
D-7; TA #07-16-60055
October 11, 1994
Page Two

We have enclosed the following for your review, a current tax map, an approved Minor Subdivision Plat of Gorsuch Hills, a copy of the Special hearing Order for Case #93-289-SPH, topography showing the existing conditions found on-site, the original deed dated 1958 which created the lot, and the required \$40.00 fee. We have also enclosed a copy of an article from a February, 1953 Baltimore Sun Magazine documenting the previous structures existence.

We appreciate your consideration in matter and look forward to hearing from you in the near future.

Very truly yours,

McKEE & ASSOCIATES, INC.



Guy C. Ward, R.S.

GCW:ajw
Enclosures

Spe d
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



October 18, 1994

Dear Mr. Ward:

Please be advised that your proposal would require a special hearing to amend zoning case #93-289-SPH since the function of "Parcel A" will be different from what the hearing granted. Secondly, a variance will be required since the proposed building is being established from commercial to residential use with nonconforming setbacks.



Mitchell J. Kellman
Planner II

MJK:scj

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 12/24/98

OEA: J.

HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: NR
XREF #:

PROPERTY ADDRESS: 21306 W. LIBERTY
SUITE/SPACE/FLOOR: 21306
SUBDIV: 100NE HARRIS MILL Rd.
TAX ACCOUNT #: 07-16-060055

YES ☐ NO ☒
DO NOT KNOW ☐

FEE: 149.00
PAID: 154.00
PAID BY: APP
INSPECTOR:

OWNER'S INFORMATION (LAST, FIRST)
NAME: TODD L. MORRILL
ADDR: 1248 Lower Glenview Rd.
Glenview, MD. 21152

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

APPLICANT INFORMATION

NAME: BRIAN + REBECCA KOOKEN

COMPANY:
STREET: 2 AIRWAY CIRCLE 1A
CITY, ST, ZIP: TOWSON, MD. 21286
PHONE #: 410-494-9099

APPLICANT SIGNATURE: Brian Kooken DRC#
PLANS: CONST 2 PLOT 7 PLAT 0 DATA 0 EL 1 PL 1

TENANT:
CONTR: NEW ERA BUILDING SYSTEMS
ENGR:
SELLR:

DESCRIBE PROPOSED WORK:

max hgt - 35 ft from grade to roof peak / App per 43-284
95-264 + 45-263
Unsr foundation for a erect state
Approved under industrialized dwelling, per future
fireplace (no outside proj.), 2 bedrooms.
+ rel limit plans
for zoning case + deed
restriction

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. PRIVY

CENTRAL AIR: 1. 60
ESTIMATED COST: \$ 60,000.00
OF MATERIALS AND LABOR

PROPOSED USE:
EXISTING USE:

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N
POWDER ROOMS 0 BATHROOMS 1 CLASS 04
KITCHENS 1 LIBER 1 FOLIO

BUILDING SIZE

FLOOR 2191
WIDTH 42
DEPTH 26.7
HEIGHT 35.6
STORIES 1 + basmt
LOT #'S
CORNER LOT
1. Y 2. N

LOT SIZE AND SETBACKS

SIZE 1.40
FRONT STREET
SIDE STREET
FRONT SETBK 40'
SIDE SETBK 58'/200'
SIDE STR SETBK
REAR SETBK 75'

APPROVAL SIGNATURES

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING : BR FINAL 12/29/98
PUB SERV : BR OK TO FILE 12/29/98
ENVRMNT :
Rm 123 - ADDRESS : JRC 12/29/98
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Deed as to when lot was sold - Deed showing + h.s.
12/30/98 Need 470 AC + deed

93-289-SFH

299

lot 3

lot 2

PARCEL

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S West Liberty Road, 338' NE
of the c/l of Harris Mill Road * DEPUTY ZONING COMMISSIONER
(21304 and 21308 W. Liberty Road)
7th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 93-289-SPH
Richard W. Henning, et al
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, Richard W. Henning and his son, David W. Henning. The Petition, as filed, requests approval to subdivide R.C. 4 zoned land with a gross area of less than 6 acres, into more than two parcels and to create two non-density parcels of less than 1 acre each in an R.C. 2 zone, as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Richard Walter Henning, one of the property owners, and Robert R. Wilson, Registered Land Surveyor. Dorothy D. Cromwell appeared and testified as a Protestant.

Testimony indicated that the subject property, known as 21308 West Liberty Road, consists of 10.78 acres, more or less, split zoned R.C. 4 and R.C. 2, and is improved with a single family dwelling, two accessory sheds, and a graveyard. All existing improvements are located on the R.C. 2 zoned portion of the site which consists of approximately 5.73 acres, more or less. The R.C. 4 zoned portion of the site contains approximately 5.05 acres, more or less, and is unimproved. The Petitioners purchased the subject property in 1990 at which time, David Henning moved into the dwelling thereon. The Petitioners rented the surrounding acreage to a farmer for agricultural purposes, but ceased the farming operation earlier

ORDER RECEIVED FOR FILING
Date 5/25/93
By [Signature]

to the rear of their property. It was made clear that the transfer of proposed Parcel A to the Andersons would be for non-density purposes.

Appearing and testifying out of concern over the proposed subdivision was Dorothy Cromwell. Ms. Cromwell resides across from the subject site on Harris Mill Road. Ms. Cromwell testified that there currently exists a water runoff and flooding problem from streams in the area. She is concerned that the proposed subdivision for development of two additional dwellings might exacerbate the water runoff problem she currently experiences.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. Further, I could not find that the proposed improvements would significantly add to the current water runoff problem in the area or adversely effect the public health, safety, or general welfare of the surrounding community.

Therefore, the proposed subdivision of the subject property as set forth on Petitioner's Exhibit 1 shall be approved in accordance with the following: There shall be no further subdivision of new Lot 1, which shall consist of 2.98 acres and the existing dwelling, known as 21308 West Liberty Road. A new deed for proposed Lot 1 shall be recorded in the Land Records of Baltimore County which references this case and the terms and conditions contained herein. Proposed Lot 2, which shall contain 2.67 acres, split zoned R.C. 2 and R.C. 4, shall enjoy one density unit for purposes of developing the property with a single family dwelling on the

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Date 5/25/93
By [Signature]

this year. The Petitioners are now desirous of subdividing the property to create four parcels consisting of three lots and a non-density parcel as more particularly described on Petitioner's Exhibit 1. Proposed Lot 1, which is zoned R.C. 2 in its entirety, would consist of 2.98 acres, more or less, and contain the existing improvements known as 21308 West Liberty Road. Proposed Lots 2 and 3 would consist of approximately 2.67 and 3.55 acres, respectively, and would be known as 21306-A and 21306 West Liberty Road. Each lot is proposed for development with a single family dwelling. Due to the irregular lot line which traverses proposed Lots 2 and 3, both lots will be split zoned R.C. 2 and R.C. 4. The R.C. 2 zoned portion of Lot 2 would contain 1.88 acres and all of the proposed improvements thereon. The R.C. 4 zoned portion of Lot 2, which would contain 0.79 acres, more or less, would be considered a non-density parcel of land for zoning purposes. That is, this 0.79 acre non-density parcel will have no improvements placed thereon and shall be used for agricultural purposes only. The R.C. 4 zoned portion of Lot 3, consisting of approximately 3.24 acres, more or less, will contain all of the proposed improvements thereon. The remaining .31 acres, zoned R.C. 2, will remain as non-density acreage, but for a small portion located in the northeast corner of said lot, consisting of approximately 0.13 acres, more or less, which is proposed to be used to provide a panhandle driveway for Lot 3. The fourth parcel, identified as Parcel A on Petitioner's Exhibit 1, would contain approximately 1.47 acres and the old graveyard. This 1.47 acre parcel is proposed to be conveyed as a non-density transfer to Mr. & Mrs. Norman W. Anderson, Jr., who reside immediately adjacent to the subject property at 21304 West Liberty Road. Testimony indicated that the Andersons have no rear yard and merely wish to acquire this land to provide additional space

ORDER RECEIVED FOR FILING

Date

By

to the rear of their property. It was made clear that the transfer of proposed Parcel A to the Andersons would be for non-density purposes.

Appearing and testifying out of concern over the proposed subdivision was Dorothy Cromwell. Ms. Cromwell resides across from the subject site on Harris Mill Road. Ms. Cromwell testified that there currently exists a water runoff and flooding problem from streams in the area. She is concerned that the proposed subdivision for development of two additional dwellings might exacerbate the water runoff problem she currently experiences.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. Further, I could not find that the proposed improvements would significantly add to the current water runoff problem in the area or adversely effect the public health, safety, or general welfare of the surrounding community.

Therefore, the proposed subdivision of the subject property as set forth on Petitioner's Exhibit 1 shall be approved in accordance with the following: There shall be no further subdivision of new Lot 1, which shall consist of 2.98 acres and the existing dwelling, known as 21308 West Liberty Road. A new deed for proposed Lot 1 shall be recorded in the Land Records of Baltimore County which references this case and the terms and conditions contained herein. Proposed Lot 2, which shall contain 2.67 acres, split zoned R.C. 2 and R.C. 4, shall enjoy one density unit for purposes of developing the property with a single family dwelling on the

ORDER RECEIVED FOR FILING
Date 5/25/93
By [Signature]

R.C. 2 zoned portion of the site. The R.C. 4 zoned portion of Lot 2, which consists of approximately 0.79 acres, more or less, shall be used for non-density purposes only. There shall be no improvements located on this portion of the site. In addition, there shall be no further subdivision of Lot 2 and a new deed for Lot 2 which references this case and the terms and conditions contained herein shall be recorded in the Land Records of Baltimore County. Proposed Lot 3, which consists of 3.24 acres zoned R.C. 4 and 0.31 acres zoned R.C. 4, shall also enjoy one density unit for purposes of developing the property with a single family dwelling on the R.C. 4 zoned portion of the site. The R.C. 2 zoned land will be used for non-density purposes, but for a small portion located in the northeast corner of said lot containing approximately 0.13 acres which is proposed to be used to provide panhandle driveway access to Lot 3. This 0.13 acres of R.C. 2 zoned land shall be used to provide the subject panhandle driveway only and shall not be used to calculate density in any manner. There shall be no further subdivision of Lot 3 and a new deed for Lot 3 which references this case and the terms and conditions contained herein shall be recorded in the Land Records of Baltimore County. Finally, proposed Parcel A, which contains approximately 1.03 acres zoned R.C. 4 and 0.44 acres zoned R.C. 2, shall be transferred to the Andersons for non-density purposes. As previously stated, the Andersons are desirous of acquiring Parcel A to provide additional land to the rear of their property. There shall be no further subdivision of this lot and the Petitioners shall record a new deed for Parcel A in the Land Records of Baltimore County which references this case and the terms and conditions set forth herein.

ORDER RECEIVED FOR FILING

Date

By

Notwithstanding the relief granted above, the following terms and conditions must be met as to the old graveyard on Parcel A. The Andersons shall at all times permit access to the graveyard for visitation purposes by those individuals who have friends or relatives buried on the site. Further, the Andersons shall be required to maintain the grounds within the subject graveyard in good condition. The Petitioners shall file a revised site plan with a note contained thereon which clearly states that neither the Andersons, their heirs, successors or assigns, shall restrict access to this graveyard for legitimate purposes. Furthermore, the deed transferring this non-density parcel to the Andersons shall specifically reference the fact that the Andersons, their heirs, successors, or assigns must at all times permit access to the subject graveyard.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of May, 1993 that the Petition for Special Hearing to approve a subdivision of the subject property, split zoned R.C. 2 and R.C. 4 and with a gross area of less than 6 acres, into four parcels and to create two parcels of less than 1 acre each in an R.C. 2 zone for non-density purposes, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall submit a revised site plan incorporating the terms and conditions of the relief

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 25, 1993

Messrs. Richard W. Henning and
David W. Henning
21308 West Liberty Road
Parkton, Maryland 21120

RE: PETITION FOR SPECIAL HEARING
W/S West Liberty Road, 338' NE of the c/l of Harris Mill Road
(21304, 21306, 21306-A and 21308 W. Liberty Road)
7th Election District - 3rd Councilmanic District
Richard W. Henning, et al -Petitioners
Case No. 93-289-SPH

Dear Messrs. Henning:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over a light-colored background.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Robert R. Wilson
2341 Churchville Road, Churchville, Md. 21028

Ms. Dorothy D. Cromwell
2512 Harris Mill Road, Parkton, Md. 21120

People's Counsel

File

Petition for Special Hearing

93-289-SPH

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----
To subdivide a RC-4 parcel with a gross area of less than

6 acres into more than 2 parcels and to create two

non-density parcels less than 1 acre in RC-2 zone

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: -----

Legal Owner(s):

Richard W. Henning

(Type or Print Name)

Signature

David W. Henning

(Type or Print Name)

Signature

21308 West Liberty Road

Address

Phone No.

Parkton, Md. 21120

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Robert R. Wilson

Name

2841 Churchville Road 879-5505

Address

Phone No.

churchville, Md. 21028

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: _____

DATE _____



ORDER RECEIVED FOR FILING

Date

By

299

ZONING DESCRIPTION FOR 21304 WEST LIBERTY ROAD

Beginning at a point on or near the centerline of West Liberty Road which is sixty (60') wide at the distance of 338 feet northeast of the centerline of the nearest improved intersecting street, Harris Mill Road, which is sixty (60') wide. Being all of that parcel of land which by a deed dated August 4, 1982 and recorded among the Land Records of Baltimore County in Liber No. 6421 folio 814 was granted and conveyed by Albert B. Little and Shirley J. Little, his wife, to Norman W. Anderson and Robyn G. Anderson, his wife, and running thence;

- 1) North 55 degrees 43 minutes 45 seconds West, 108.00 feet;
- 2) South 38 degrees 02 minutes 46 seconds West, 127.50 feet;
- 3) South 55 degrees 38 minutes 45 seconds East, 93.35 feet;
- 4) North 44 degrees 31 minutes 43 seconds East, 129.43 feet to the point of beginning.

CONTAINING 0.29 ACRES OF LAND, MORE OR LESS. Also Known as 21304 West Liberty Road and located in the Seventh Election District.



M. & Dallas
2/19/92



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-289-SPH receipt

Account: R-001-6150

Number

Date

3/03/93

H9300297

PUBLIC HEARING FEES	QTY	PRICE
040 - SPECIAL HEARING (OTHER)	1	\$250.00
TOTAL:		\$250.00
LAST NAME OF OWNER: HENNING		

03A03#0193MICHRC

\$250.00

BA 0009:51AM03-03-93

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

Date

3/03/93

H9300300

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

LAST NAME OF OWNER: JAGER

01A01#0026MICHRC
BA 0002:25PM03-03-93

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-289-574

District 7th

Date of Posting 3/31/93

Posted for:

Special Hearing

Petitioner:

R. Henning & David Henning - R. Wilson & Assoc.

Location of property:

W/S W/Liberty Rd., 3381 NE/Harris Mill Rd.
21304 - 21306A - 21306 W/Liberty Rd.

Location of Signs:

Facing roadway, on property of Petitioner

Remarks:

Posted by

[Signature]
Signature

Date of return:

4/2/93

Number of Signs:

1

R.C. 2 zoned portion of the site. The R.C. 4 zoned portion of Lot 2, which consists of approximately 0.79 acres, more or less, shall be used for non-density purposes only. There shall be no improvements located on this portion of the site. In addition, there shall be no further subdivision of Lot 2 and a new deed for Lot 2 which references this case and the terms and conditions contained herein shall be recorded in the Land Records of Baltimore County. Proposed Lot 3, which consists of 3.24 acres zoned R.C. 4 and 0.31 acres zoned R.C. 4, shall also enjoy one density unit for purposes of developing the property with a single family dwelling on the R.C. 4 zoned portion of the site. The R.C. 2 zoned land will be used for non-density purposes, but for a small portion located in the northeast corner of said lot containing approximately 0.13 acres which is proposed to be used to provide panhandle driveway access to Lot 3. This 0.13 acres of R.C. 2 zoned land shall be used to provide the subject panhandle driveway only and shall not be used to calculate density in any manner. There shall be no further subdivision of Lot 3 and a new deed for Lot 3 which references this case and the terms and conditions contained herein shall be recorded in the Land Records of Baltimore County. Finally, proposed Parcel A, which contains approximately 1.03 acres zoned R.C. 4 and 0.44 acres zoned R.C. 2, shall be transferred to the Andersons for non-density purposes. As previously stated, the Andersons are desirous of acquiring Parcel A to provide additional land to the rear of their property. There shall be no further subdivision of this lot and the Petitioners shall record a new deed for Parcel A in the Land Records of Baltimore County which references this case and the terms and conditions set forth herein.

ORDER RECEIVED FOR FILING
Date 5/25/93
By [Signature]

**NOTICE OF
ZONING COMMISSIONER'S
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the properties identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #93-289-SPH
(Item 299)
W/S W. Liberty Road, 338'
NE of c/l Harris Mill Road
Parcel A - 21304 W. Liberty Road

Proposed Lot 1 - 338' W. Liberty Road
Proposed Lot 2 - 21304 W. Liberty Road.
Proposed Lot 3 - 21306 W. Liberty Road.
7th Election District
3rd Councilmanic
Legal Owner(s):
Richard W. Henning and
David W. Henning
Petitioner(s):
Robert R. Wilson
& Associates
Hearing: Monday,
April 19, 1993 at 9:00 a.m.
in Rm. 118, Old Courthouse.

Special Hearing to subdivide a R.C.-4 parcel with a gross area of less than 6 acres into more than 2 parcels and to create two non-density parcels less than 1 acre in a R.C.-2 zone.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

3/18, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/18, 1993.

THE JEFFERSONIAN,

S. Zebe Orlean

Publisher

~~\$112.88~~

\$72.63

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. _____

DATE April 2, 1993 ACCOUNT REC-1111

AMOUNT \$ 22.00

RECEIVED FROM: R W Hennigan

FOR: P+H ; 93-289-514, H/D 4/2/93

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/22/93

Robert R. Wilson
2841 Churchville Road
Churchville, Maryland 21028

RE: CASE NUMBER: 93-289-SPH (Item 299)
W/S W. Liberty Road, 338' NE of c/l Harris Mill Road
Parcel A - 21304 W. Liberty Road - Proposed Lot 1 - 21308 W. Liberty Road
Proposed Lot 2 - 21306A W. Liberty Road - Proposed Lot 3 - 21306 W. Liberty Road
7th Election District - 3rd Councilmanic
Legal Owner(s): Richard W. Henning and David W. Henning
Petitioner(s): Robert R. Wilson & Associates
HEARING: MONDAY, APRIL 19, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 72.63 is due for advertising and posting of the above captioned property and hearing date.

THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Forward your check for the above fee via return mail to the Zoning Office, (ZADM), County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please write the case number and hearing date on the check and make same payable to Baltimore County, Maryland. To avoid delay of the Zoning Commissioner's Order in your case, immediate attention to this matter is suggested.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

MAR. 11 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
OR
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-289-SPH (Item 299)
W/S W. Liberty Road, 338' NE of c/l Harris Mill Road
Parcel A - 21304 W. Liberty Road
Proposed Lot 1 - 21308 W. Liberty Road
Proposed Lot 2 - 21306A W. Liberty Road
Proposed Lot 3 - 21306 W. Liberty Road
7th Election District - 3rd Councilmanic
Legal Owner(s): Richard W. Henning and David W. Henning
Petitioner(s): Robert R. Wilson & Associates
HEARING: MONDAY, APRIL 19, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to subdivide a R.C.-4 parcel with a gross area of less than 6 acres into more than 2 parcels and to create two non-density parcels less than 1 acre in a R.C.-2 zone.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Richard and David Henning
Robert R. Wilson

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 14, 1993

Mr. Richard W. Henning
Mr. David W. Henning
21308 West Liberty Road
Parkton, MD 21120

RE: Case No. 93-289-SPH, Item No. 299
Petitioner: Richard W. Henning and
David W. Henning
Petition for Special Hearing

Dear Messrs. Henning:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 3, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

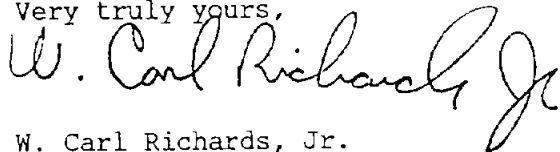


Zoning Plans Advisory Committee Comments
Date: April 16, 1993
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,



W. Carl Richards, Jr.
Zoning Coordinator

WCR:hek

Enclosures

cc: Mr. Robert Wilson
2841 Churchville Road
Churchville, MD 21028



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-11-99

**Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204**

**Re: Baltimore County
Item No.: + 299 (CAM)**

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

**John Contestabile, Chief
Engineering Access Permits
Division**

My telephone number is 410-333-1350

**Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717**

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: March 24, 1993

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 299, 305, 307, 309 and 310.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: _____

Jeffrey W. Long

Division Chief: _____

Paul Berns

PK/JL:lw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

MARCH 24, 1993

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RICHARD W. HENNING AND DAVID W. HENNING

Location: #21308 WEST LIBERTY ROAD

Item No.: + 299 (CAM) Zoning Agenda: MARCH 15, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: <u>Capt. Jerry Pfeiffer</u>	Noted and
Planning Group	Approved _____
Special Inspection Division	Fire Prevention Bureau

JP/KEKH



Notwithstanding the relief granted above, the following terms and conditions must be met as to the old graveyard on Parcel A. The Andersons shall at all times permit access to the graveyard for visitation purposes by those individuals who have friends or relatives buried on the site. Further, the Andersons shall be required to maintain the grounds within the subject graveyard in good condition. The Petitioners shall file a revised site plan with a note contained thereon which clearly states that neither the Andersons, their heirs, successors or assigns, shall restrict access to this graveyard for legitimate purposes. Furthermore, the deed transferring this non-density parcel to the Andersons shall specifically reference the fact that the Andersons, their heirs, successors, or assigns must at all times permit access to the subject graveyard.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of May, 1993 that the Petition for Special Hearing to approve a subdivision of the subject property, split zoned R.C. 2 and R.C. 4 and with a gross area of less than 6 acres, into four parcels and to create two parcels of less than 1 acre each in an R.C. 2 zone for non-density purposes, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall submit a revised site plan incorporating the terms and conditions of the relief

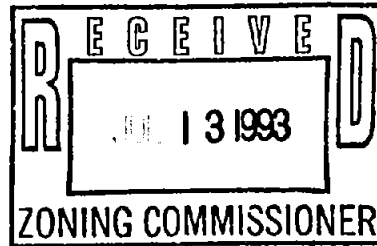
File



Robert R. Wilson
& Associates, Inc.

LAND SURVEYORS

2841 Churchville Road
Churchville, Maryland 21028
(410) 879-5505



July 9, 1993

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Case #93-289-BPH; Land of Richard W. Henning, et al

Dear Mr. Kotroco,

In response to your request, I am writing to you for an extension of the deadline of July 25, 1993 as stated on page 6 in your letter dated May 25, 1993 rendering your decision in the above captioned matter.

Our firm is in the process of co-ordinating the subdivision approval with the concerned Baltimore County Agencies and will complete the project as timely and efficiently as possible.

We feel an extension of 120 days or until November 25, 1993 would allow sufficient time to record the subdivision plat.

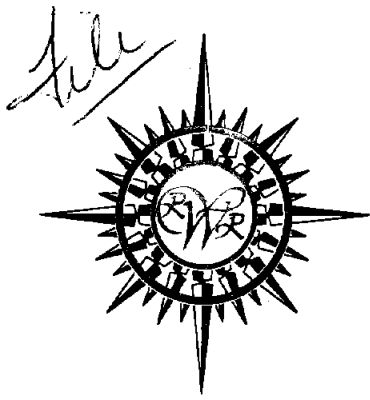
Should you have any questions, please give me a call at (410) 879-5505.

Thank you,

Robert R. Wilson
President

cc: file

*Extension Granted,
Timothy Kotroco
7/14/93*



ROBERT R. WILSON
& ASSOCIATES, INC.

LAND SURVEYORS

2841 CHURCHVILLE ROAD
CHURCHVILLE, MARYLAND 21028
(410) 879-5505

November 29, 1993

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Case #93-289-SPH; Land of Richard W. Henning, et al

Dear Mr. Kotroco,

In response to your request, I am writing to you for an extension of the deadline of November 25, 1993.

Our firm is in the process of co-ordinating the subdivision approval with the concerned Baltimore County Agencies and will complete the project as timely and efficiently as possible.

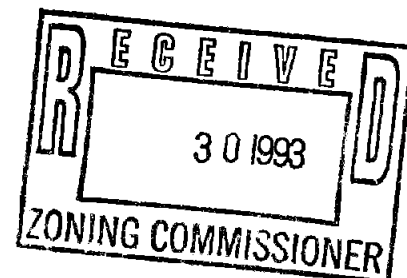
We feel an extension of 90 days or until February 25, 1994 would allow sufficient time to record the subdivision plat.

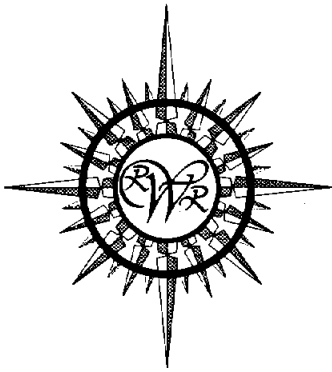
Should you have any questions, please give me a call at (410) 879-5505.

Thank you,

Robert R. Wilson
President

cc: file





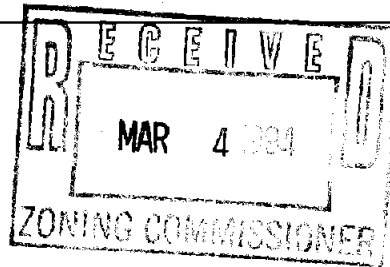
File

**ROBERT R. WILSON
& ASSOCIATES, INC.**

LAND SURVEYORS

P.O. Box 833
2408 Rocks Road
FOREST Hill, MD 21050

PHONE (410) 893-3700
FAX (410) 836-5375



February 23, 1994

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Case #93-289-SPH; Land of Richard W. Henning, et al

Dear Mr. Kotroco,

In response to your request, I am writing to you for an extension of the deadline to record the minor subdivision plat for the above noted project.

Our firm is in the process of co-ordinating the subdivision approval with the concerned Baltimore County Agencies and will complete the project as timely and efficiently as possible.

We feel an extension until June 30, 1994 would allow sufficient time to record the subdivision plat.

Should you have any questions, please give me a call at (410) 893-3700.

Your co-operation in this matter is greatly appreciated.

Thank you,

Robert R. Wilson
President

cc: file

*Granted,
TMK
3/4/94*

10/13/94
y
536-94
To: MSK
10/13/94 ucr
B at cashier

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

October 11, 1994

Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
Baltimore County Courts Office
401 Bosley Avenue
Towson, Maryland 21204

Re: 0.5 Acres; Located North Side of
West Liberty and Harris Mill Roads
D-7; TA #07-16-60055

Dear Mr. Jablon:

RECEIVED
OCT 13 1994
ZADM

We are writing to request an opinion from your office regarding the above listed property. Currently, we are representing the owner of the property who wishes to develop the lot for a single family dwelling. The property is constricted by spatial setback requirements from existing septic systems, property lines, and floodplains to the proposed dwelling, well, and septic areas.

Our client has contacted the adjacent land owner to the north and has made arrangements to purchase "Parcel A" of the Gorsuch Hills subdivision to utilize it for placement of the well to support a dwelling on his lot.

The Gorsuch Hills subdivision was previously the subject of Special Hearing Case #93-289-SPH which designated "Parcel A" as a non-density parcel. We therefore would request an opinion from your office regarding the utilization of "Parcel A" to support a well site for a dwelling on our client's property, and any implications the Zoning Hearing would have on that use.

We also are requesting an opinion on property line setback requirements for the dwelling on this lot. The lot was previously improved by a general store and a mill, of which one's foundation remains along the property lines on West Liberty Road and the property of Norman and Robyn Anderson. Current setback regulations, if enforced, would render the site unbuildable without a variance. The property has been held intact since 1958 and may possibly be subject to previous property line setbacks.

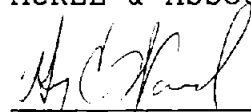
Letter to Mr. Arnold Jablon
Re: 0.5 Acres; Located North Side of
West Liberty and Harris Mill Roads
D-7; TA #07-16-60055
October 11, 1994
Page Two

We have enclosed the following for your review, a current tax map, an approved Minor Subdivision Plat of Gorsuch Hills, a copy of the Special hearing Order for Case #93-289-SPH, topography showing the existing conditions found on-site, the original deed dated 1958 which created the lot, and the required \$40.00 fee. We have also enclosed a copy of an article from a February, 1953 Baltimore Sun Magazine documenting the previous structures existence.

We appreciate your consideration in matter and look forward to hearing from you in the near future.

Very truly yours,

McKEE & ASSOCIATES, INC.



Guy C. Ward, R.S.

GCW:ajw
Enclosures

Spe d
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



October 18, 1994

Dear Mr. Ward:

Please be advised that your proposal would require a special hearing to amend zoning case #93-289-SPH since the function of "Parcel A" will be different from what the hearing granted. Secondly, a variance will be required since the proposed building is being established from commercial to residential use with nonconforming setbacks.



Mitchell J. Kellman
Planner II

MJK:scj

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 12/24/98

OEA: J.

HISTORIC DISTRICT/BLDG. ROAD

PERMIT #: B
RECEIPT #: A
CONTROL #: NR
XREF #:

PROPERTY ADDRESS: 21306 W. Liber
SUITE/SPACE/FLOOR: 21306
SUBDIV: 100NE HARRIS MILL Rd.
TAX ACCOUNT #: 67-16-060055

YES ☐ NO ☒
DO NOT KNOW ☐

FEE: 149.00
PAID: 154.00
PAID BY: APP
INSPECTOR:

OWNER'S INFORMATION (LAST, FIRST)
NAME: TODD L. MORRILL
ADDR: 1248 Lower Glenview Rd.
Glenview, MD. 21152

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

APPLICANT INFORMATION

NAME: BRIAN + REBECCA KOOKEN

COMPANY:
STREET: 2 AIRWAY CIRCLE 1A
CITY, ST, ZIP: TOWSON, MD. 21286
PHONE #: 410-494-9099

APPLICANT SIGNATURE: Brian Kooken DRC#
PLANS: CONST 2 PLOT 7 PLAT 0 DATA 0 EL 1 PL 1

TENANT:
CONTR: NEW ERA BUILDING SYSTEMS
ENGR:
SELLR:

DESCRIBE PROPOSED WORK:

max hgt - 35 ft from grade to roof peak / App per 43-284
95-264 + 45-263
Unsr foundation for a erect state
Approved under industrialized dwelling, per future
fireplace (no outside proj.), 2 bedrooms.
+ rel limit plans
for zoning case + deed
restriction

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS
2. PRIVATE SYSTEM EXISTS
SEPTIC EXISTS
PRIVY EXISTS

CENTRAL AIR: 1. 60
ESTIMATED COST: \$ 60,000.00
OF MATERIALS AND LABOR

PROPOSED USE:
EXISTING USE:

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N
POWDER ROOMS 0 BATHROOMS 1 CLASS 04
KITCHENS 1 LIBER 1 FOLIO

BUILDING SIZE

FLOOR 2191
WIDTH 42
DEPTH 26.7
HEIGHT 35.6
STORIES 1 + 1/2
LOT #S
CORNER LOT
1. Y 2. N

LOT SIZE AND SETBACKS

SIZE 1.40
FRONT STREET
SIDE STREET
FRONT SETBK 40
SIDE SETBK 58/200
SIDE STR SETBK
REAR SETBK 75
ZONING R.C. 2

APPROVAL SIGNATURES

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING : B.R. FINAL 12/29/98
PUB SERV : BR OK TO FILE 12/29/98
ENVRMNT :
Rm 123 - ADDRESS : JRC 12/29/98
PERMITS :
12/30 Need
Deed showing + h.s.
470 AC + deed

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

93-289-SFH

299

lot 3

lot 2

PARCEL

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 25, 1993

Messrs. Richard W. Henning and
David W. Henning
21308 West Liberty Road
Parkton, Maryland 21120

RE: PETITION FOR SPECIAL HEARING
W/S West Liberty Road, 338' NE of the c/l of Harris Mill Road
(21304, 21306, 21306-A and 21308 W. Liberty Road)
7th Election District - 3rd Councilmanic District
Richard W. Henning, et al -Petitioners
Case No. 93-289-SPH

Dear Messrs. Henning:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Robert R. Wilson
2341 Churchville Road, Churchville, Md. 21028

Ms. Dorothy D. Cromwell
2512 Harris Mill Road, Parkton, Md. 21120

People's Counsel

File

Petition for Special Hearing

93-289-SPH

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----
To subdivide a RC-4 parcel with a gross area of less than

6 acres into more than 2 parcels and to create two

non-density parcels less than 1 acre in RC-2 zone

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: -----

Legal Owner(s):

Richard W. Henning

(Type or Print Name)

Signature

David W. Henning

(Type or Print Name)

Signature

21308 West Liberty Road

Address

Phone No.

Parkton, Md. 21120

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Robert R. Wilson

Name

2841 Churchville Road 879-5505

Address

Phone No.

churchville, Md. 21028

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: _____

DATE _____



ORDER RECEIVED FOR FILING

Date

By

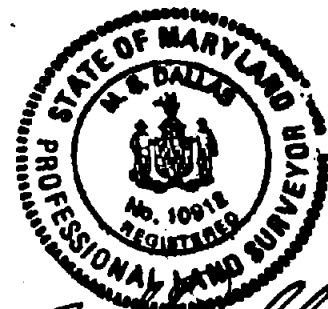
299

ZONING DESCRIPTION FOR 21304 WEST LIBERTY ROAD

Beginning at a point on or near the centerline of West Liberty Road which is sixty (60') wide at the distance of 338 feet northeast of the centerline of the nearest improved intersecting street, Harris Mill Road, which is sixty (60') wide. Being all of that parcel of land which by a deed dated August 4, 1982 and recorded among the Land Records of Baltimore County in Liber No. 6421 folio 814 was granted and conveyed by Albert B. Little and Shirley J. Little, his wife, to Norman W. Anderson and Robyn G. Anderson, his wife, and running thence;

- 1) North 55 degrees 43 minutes 45 seconds West, 108.00 feet;
- 2) South 38 degrees 02 minutes 46 seconds West, 127.50 feet;
- 3) South 55 degrees 38 minutes 45 seconds East, 93.35 feet;
- 4) North 44 degrees 31 minutes 43 seconds East, 129.43 feet to the point of beginning.

CONTAINING 0.29 ACRES OF LAND, MORE OR LESS. Also Known as 21304 West Liberty Road and located in the Seventh Election District.



M. & Dallas
2/19/92



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-289-SPH receipt

Account: R-001-6150

Number

Date

3/03/93

H9300297

PUBLIC HEARING FEES	QTY	PRICE
040 -SPECIAL HEARING (OTHER)	1	\$250.00
TOTAL:		\$250.00
LAST NAME OF OWNER: HENNING		

03A03#0193MICHRC

\$250.00

BA 0009:51AM03-03-93

Please Make Checks Payable To: Baltimore County

Cashier Validation